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## Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: Robert Hulec, Engineer

Application Number: H2022-0046

Address: 1208 Virginia Street

### **Description of Work:**

Renovations to historic house and replacement of rear addition with one-story structure.

### **Site Facts:**

The house under review is a contributing resource to the historic district. The one and a half-story structure was built before 1912, as it is depicted in the 1912 Sanborn Map. Staff was unable to find the construction date as Sanborn maps from the 1800's do not extend to the east side of White Street. The Property Appraiser's records have the construction date of 1928. Originally the house used to have a "L" shape porch that between 1962 and 1965 was enclosed on its front elevation. At some point in time the front elevation was altered by a new addition, which is what we see today. The rear of the house was also altered with a one-story structure the full width of the house. The current rear addition is a sawtooth structure smaller in footprint than the one depicted in the 1968 aerial photograph. Portions of the house has 5 v-crimp, although most of the roof is finished with metal shingles. The city recognizes two units in the lot.

The front curb wall encroaches city's right-of-way. If the owner does not obtain an easement from the city this should be removed.



*1968 aerial photograph.*



*1998 aerial photograph.*



*Front of the house circa 1965. Monroe County Library.*



*Front of the house.*

**Guidelines Cited on Review:**

- Additions and alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, and 24.
- New construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 18, 22, 23, 24, and 25.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the replacement of the rear non-historic addition including a different roof line. This addition will have a front gable roof and will be lower in height than the principal house. The new addition will be covered with wood clapboard siding, will have aluminum windows and the roof will be finished with metal shingles.

The application also includes the enlargement of the upper fenestration in the front façade. The current window has dissimilar dimensions than the rest of the windows. The application also includes the replacement of 5-v crimp in the principal house with metal shingles. Six over six windows are proposed and new 2” by 2” wood railings with 6” by 6” wood posts are proposed on the side porch.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design is consistent with cited guidelines. The addition will be on a secondary elevation and its roof and west wall will not be flush with the historic house.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>2022-0046</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	1208 Virginia St.	
NAME ON DEED:	Jonathan Ring	PHONE NUMBER 512-845-4417
OWNER'S MAILING ADDRESS:	1075 Duval St. Suite C21	EMAIL ring.jonathan@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Bob Hulec/Erica Poole	PHONE NUMBER 305-890-6284
APPLICANT'S ADDRESS:	1211 Watson St.	EMAIL Bob@Lakewood-engineering.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Bob Hulec</i>	DATE 10-5-22

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	Site consists of a 1,329 SF structure on a 3,774 SF lot. The house includes a 231 SF addition in the rear that is non-contributing and beyond repair. Proposal includes demolition of that structure and replacement with a 285 SF gable structure. The proposed addition would match the gable orientation of the original structure with a lower ridge line. Materials include: wood clapboard to match original structure, approved windows, and metal shingle roofing.
<b>MAIN BUILDING:</b>	The main building will be renovated, with no major changes to the structure. Roof replacement is required, and windows will be updated with HARC approved replacements.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	21' x 11' rear addition and existing decks



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING: Yes
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**  
 1 300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA # <i>Harc 2022-0046</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1208 Virginia St. Key West, FL 33040  
 PROPERTY OWNER'S NAME: Jonathan Ring  
 APPLICANT NAME: Bob Hulec

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE: *Jonathan Ring*  
 DATE AND PRINT NAME: 10/23/22 - JONATHAN RING

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing 231 SF non-contributing addition at rear of the building (original construction year unknown) that structurally unsound. Addition will be replaced with structure described in the Major Projects Certificate of Appropriateness application.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A

(i) Has not yielded, and is not likely to yield, information important in history.

N/A

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Structure is in the rear of the property, and will be replaced with the proposed addition.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

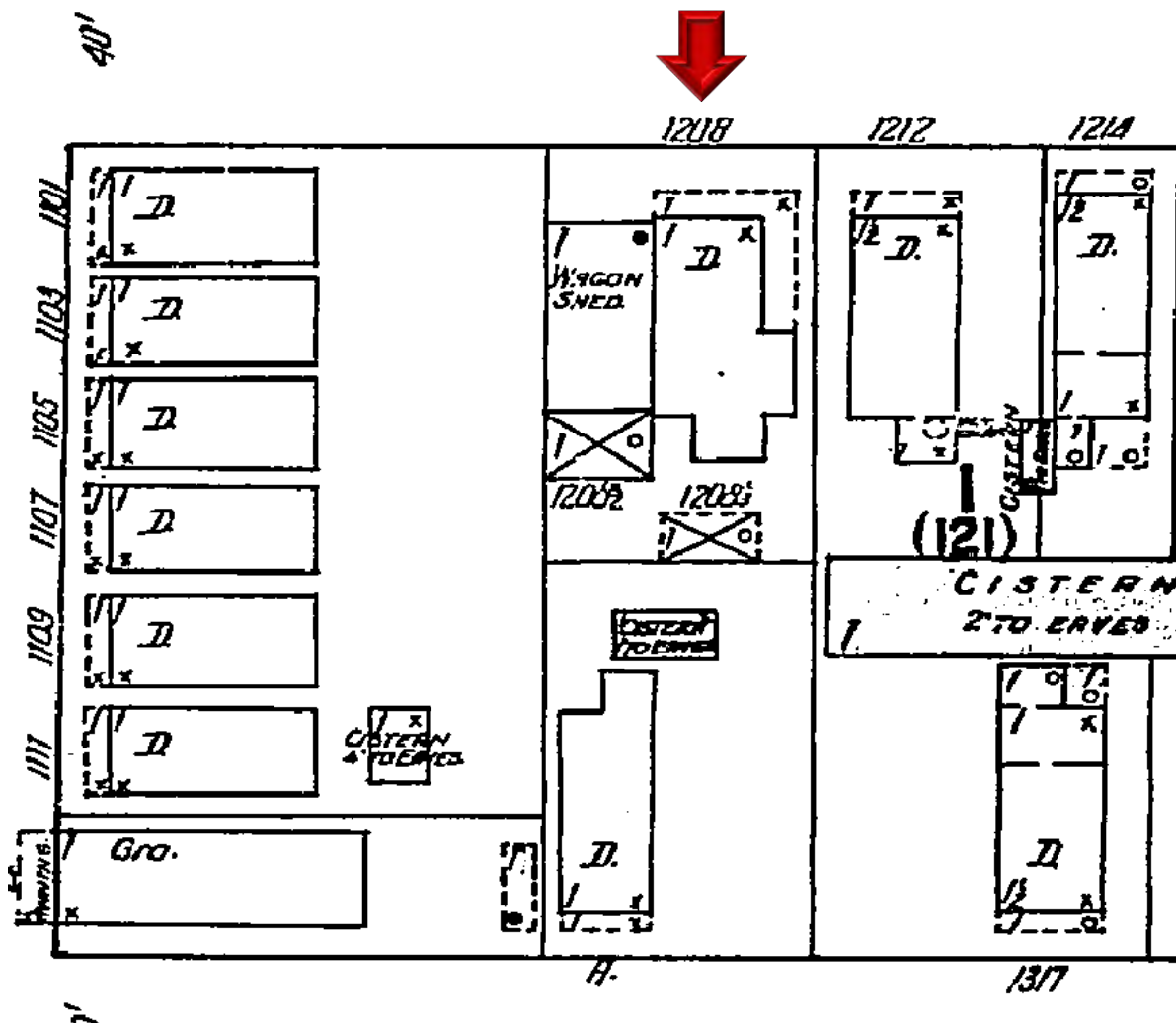
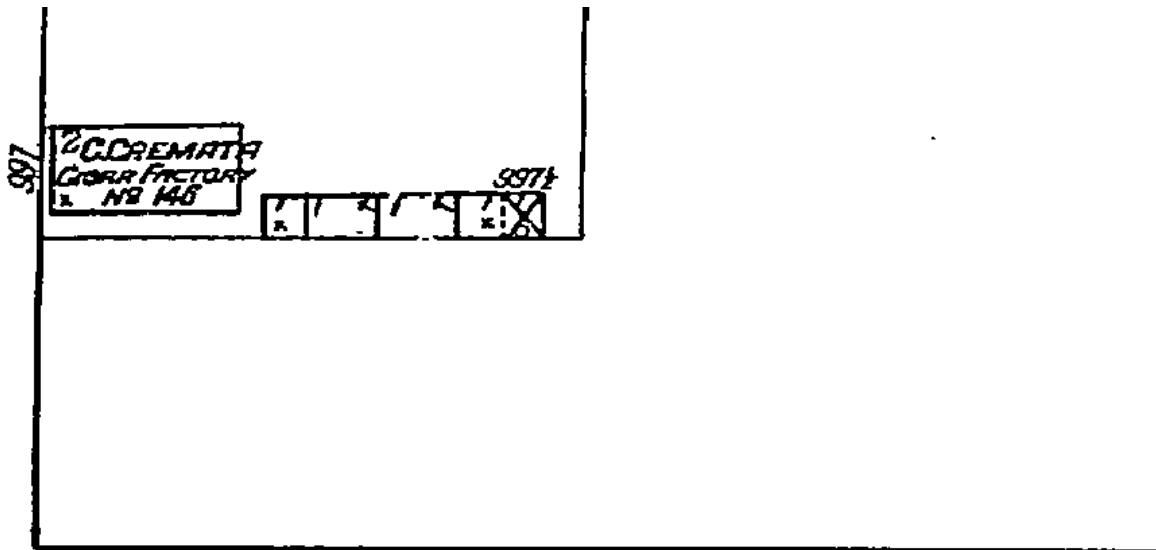
N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

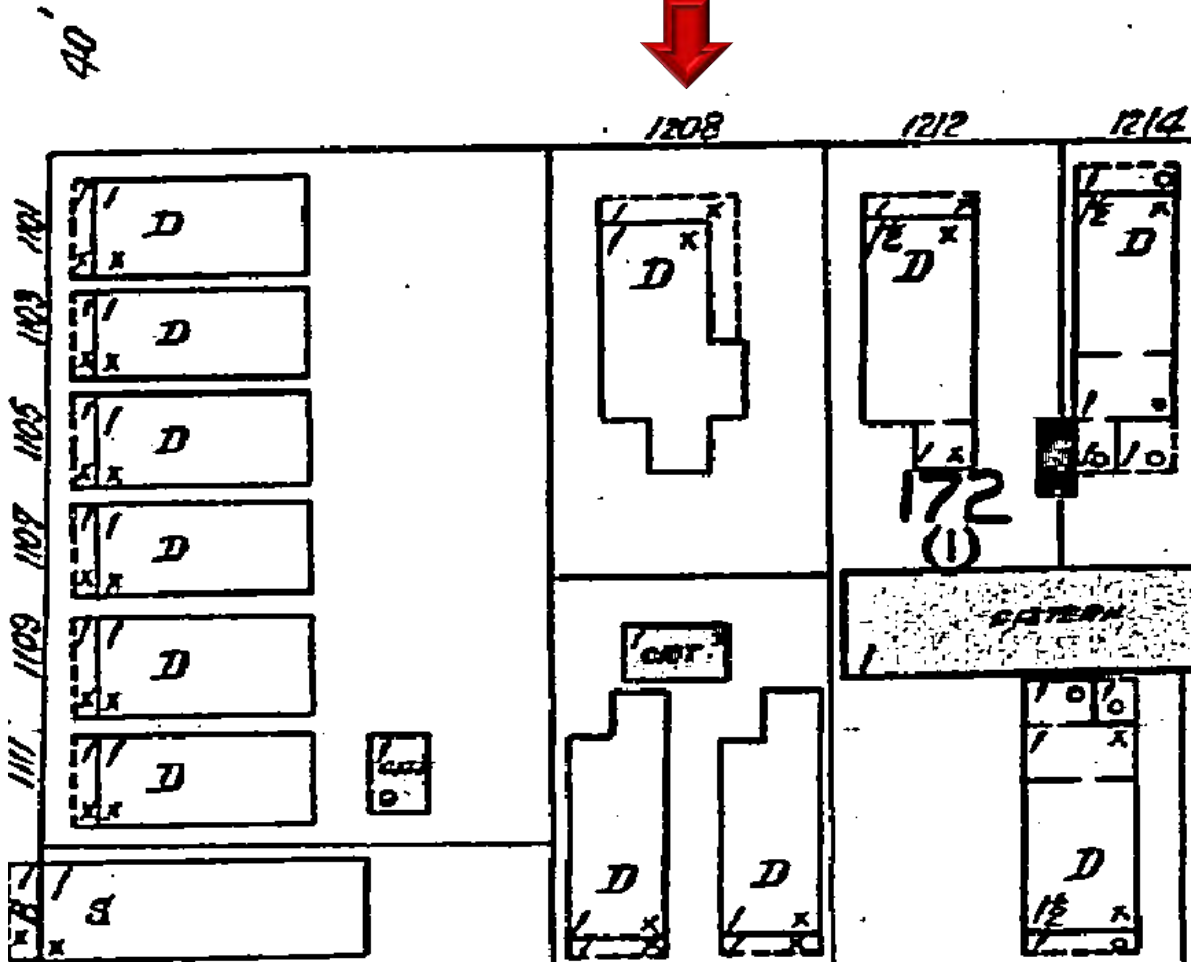
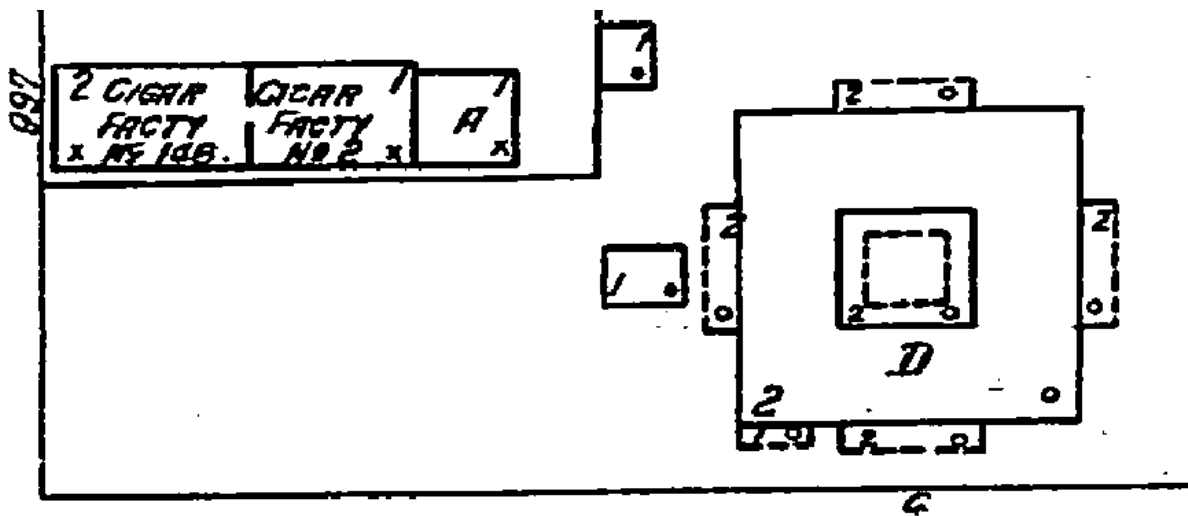


# SANBORN MAPS

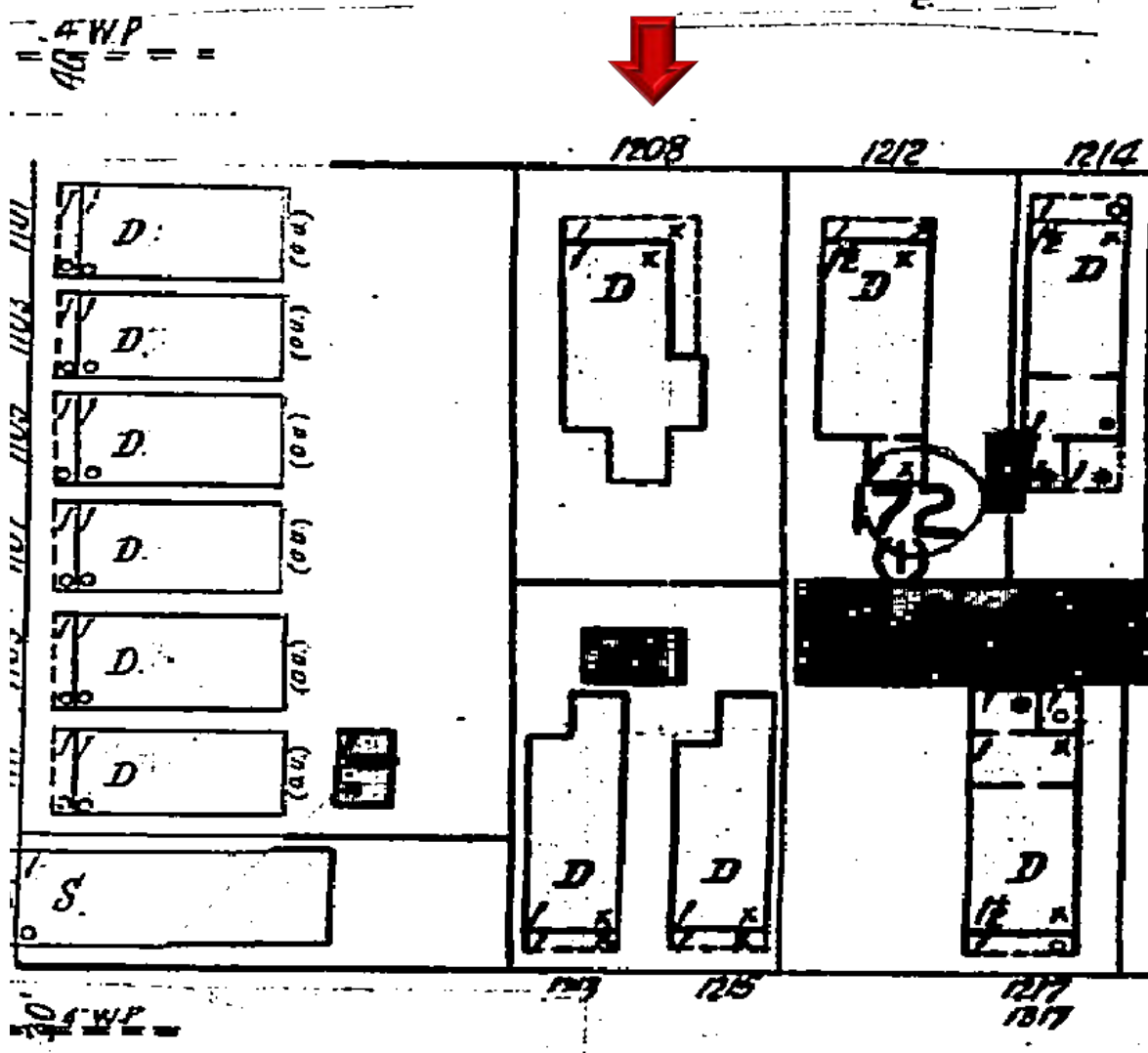
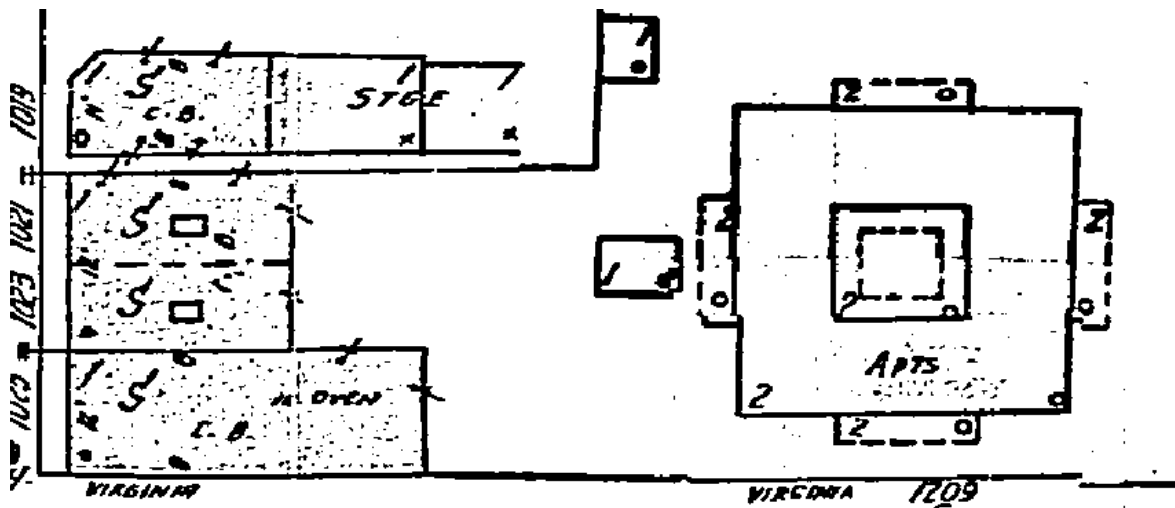


1912 Sanborn Map



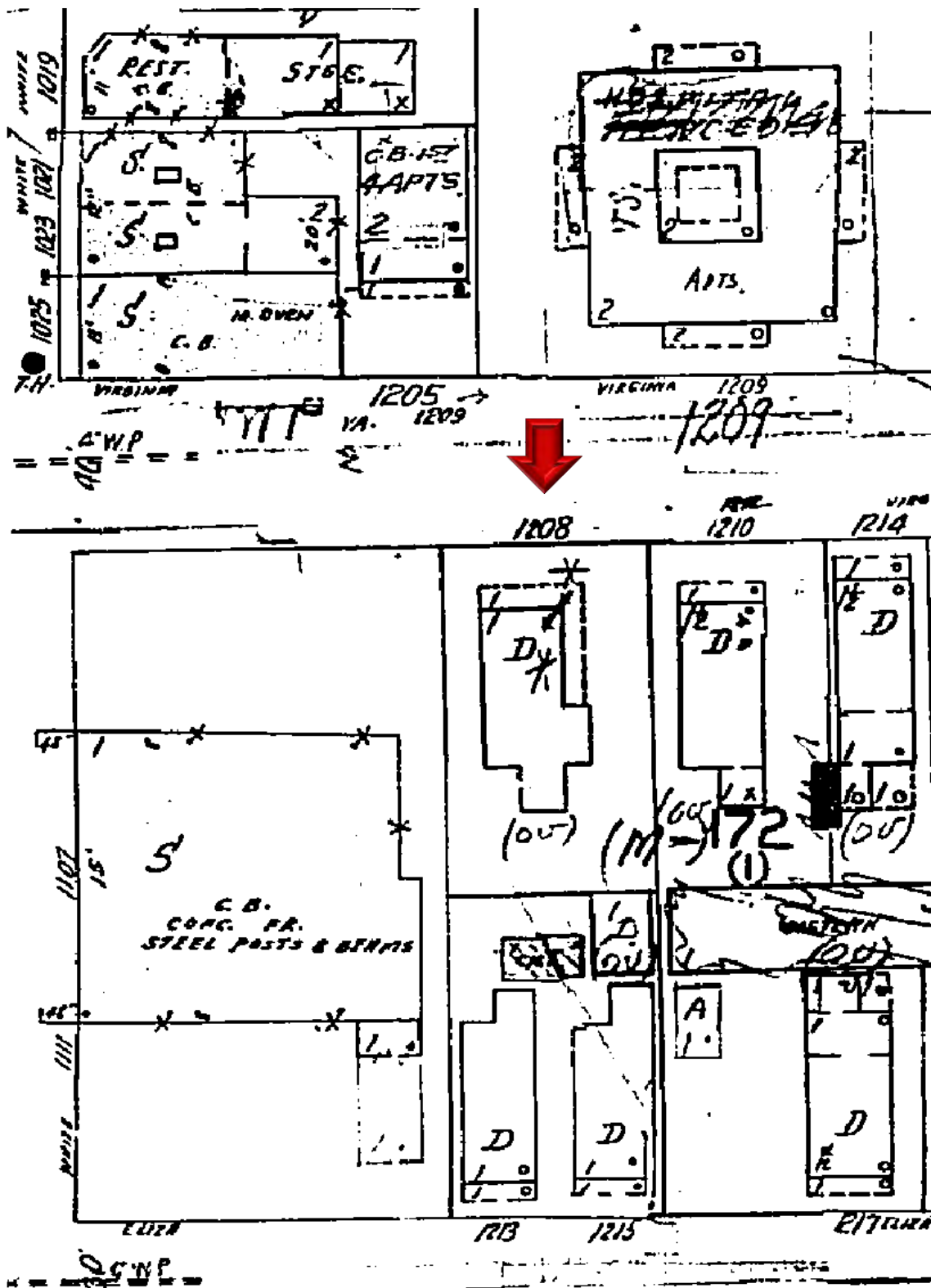


1926 Sanborn Map



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**1208 Virginia Street circa 1965. Monroe County Library.**

**1208 Virginia – HARC Certificate of Appropriateness Meeting**

10/24/22



Street View of House





Front View of the Property





West View of Property (From Fausto's)





Existing Addition (Proposed to remove)



East View of Addition

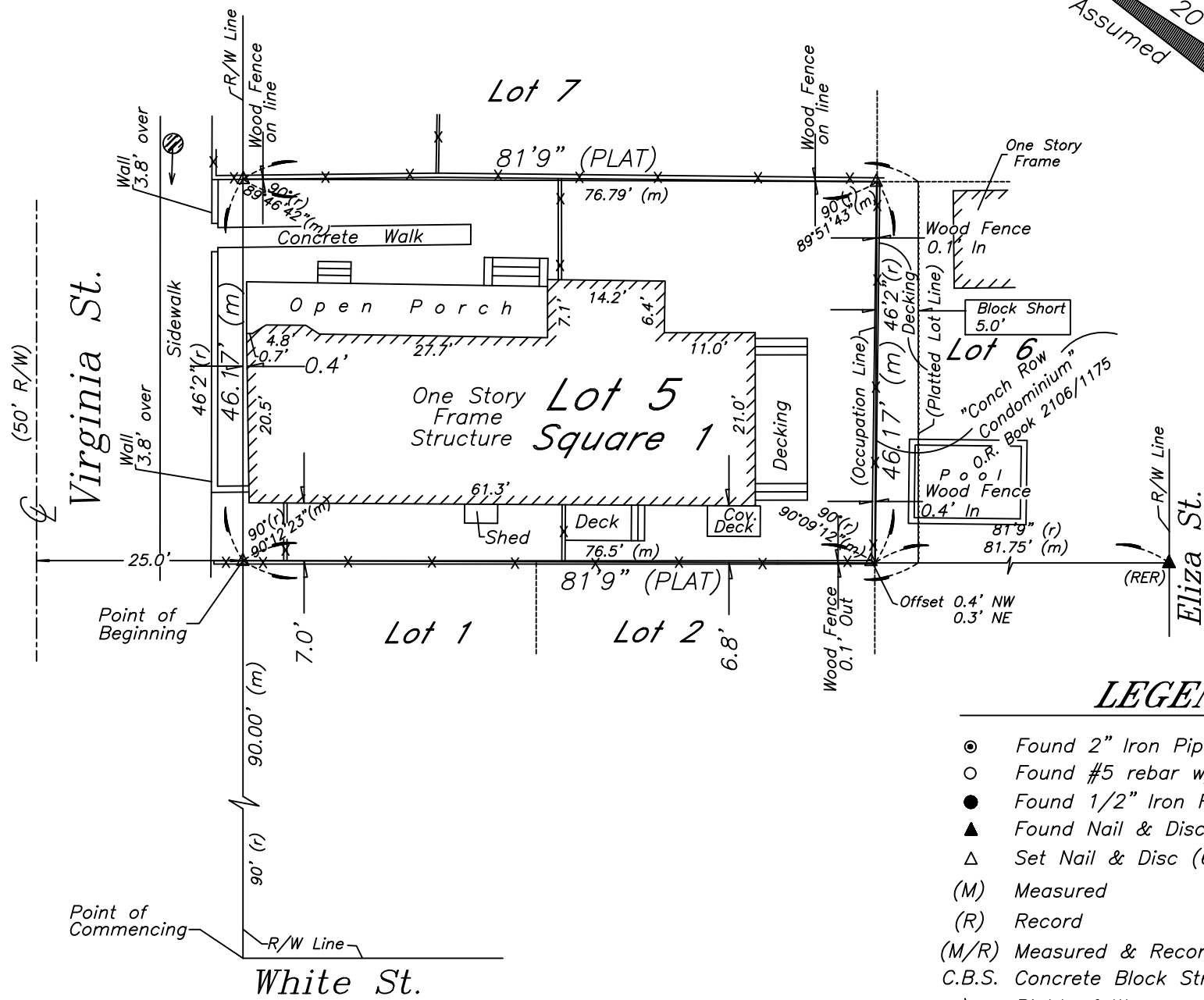
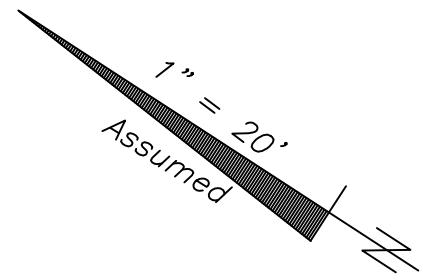




East View of Original Building

# SURVEY

# Boundary Survey Map of Lot 5, Square 1, Tract 14, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1208 Virginia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 6, 2022
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract Fourteen (14), and now better known as Lot Five (5) in Square One (1) of said Tract Fourteen (14).

**COMMENCE** at a point on the Southeast side of Virginia Street, distant Ninety (90) feet from the corner of White and Virginia Streets and running thence along Virginia Street in a Northeasterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Southwesterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Johnathan Ring;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

April 22, 2022  
Revised 8/2/22 to show block shortage

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN



# 1208 VIRGINIA ST. PROJECT NO. 1208-22 INDEX OF DRAWINGS

## SCOPE OF WORK:

1. REPLACEMENT OF REAR GABLE STRUCTURE

- A0.0 INDEX & SITE PLAN
- A1.0 EXISTING ELEVATIONS
- A2.0 PROPOSED ELEVATIONS
- A3.0 PROPOSED ELEVATION & SITE PLAN

ORIGINAL STRUCTURE TO UNDERGO  
STRUCTURAL AND INTERIOR  
RENOVATIONS

### SITE DATA:

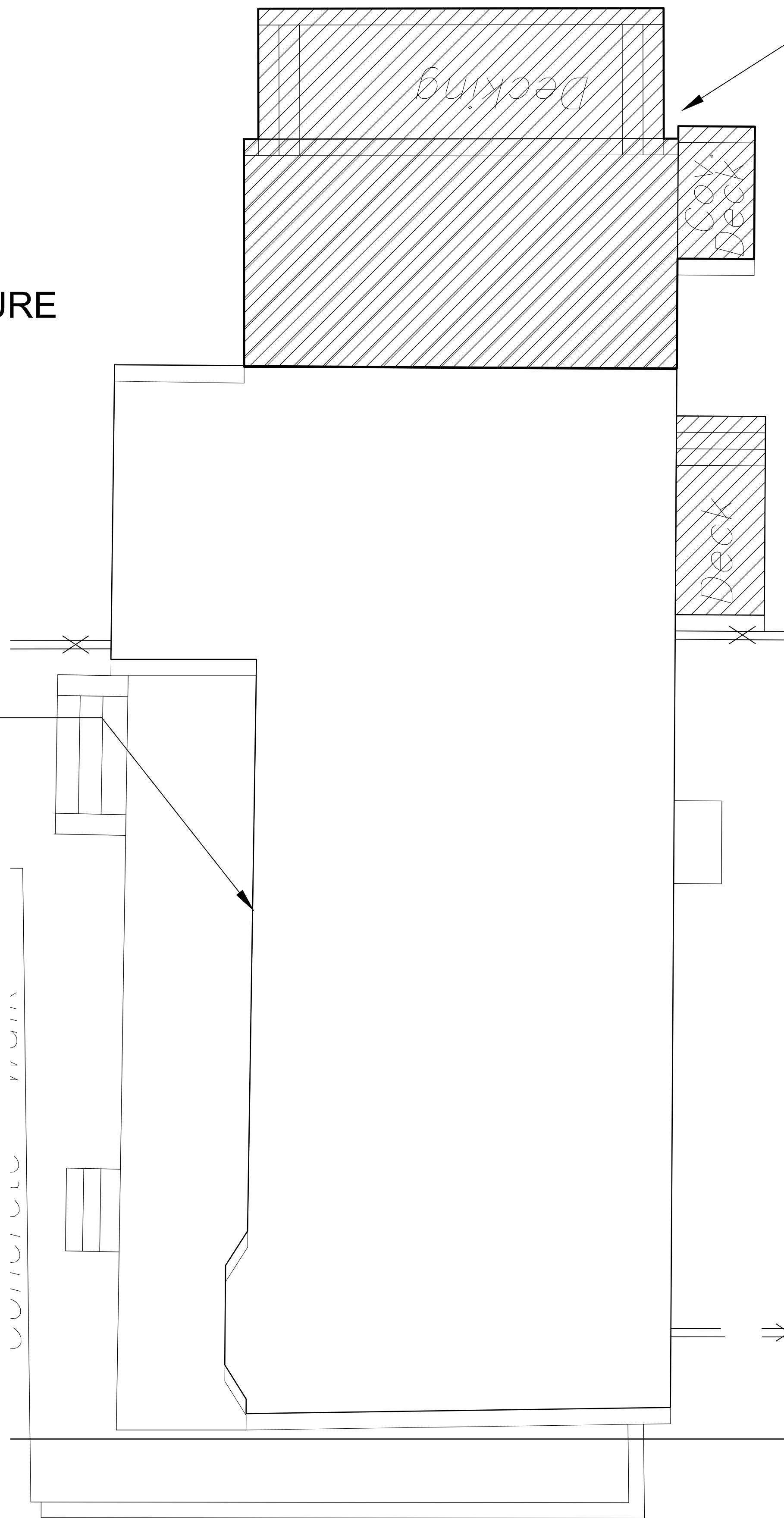
SITE ADDRESS: 1208 VIRGINIA STREET KEY WEST, FL 33040

PARCEL ID: 00033940-000000

SECTION/TOWNSHIP/RANGE: 05/68/25

LEGAL DESCRIPTION: KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14  
G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08  
OR3036-1085 OR3159-0831

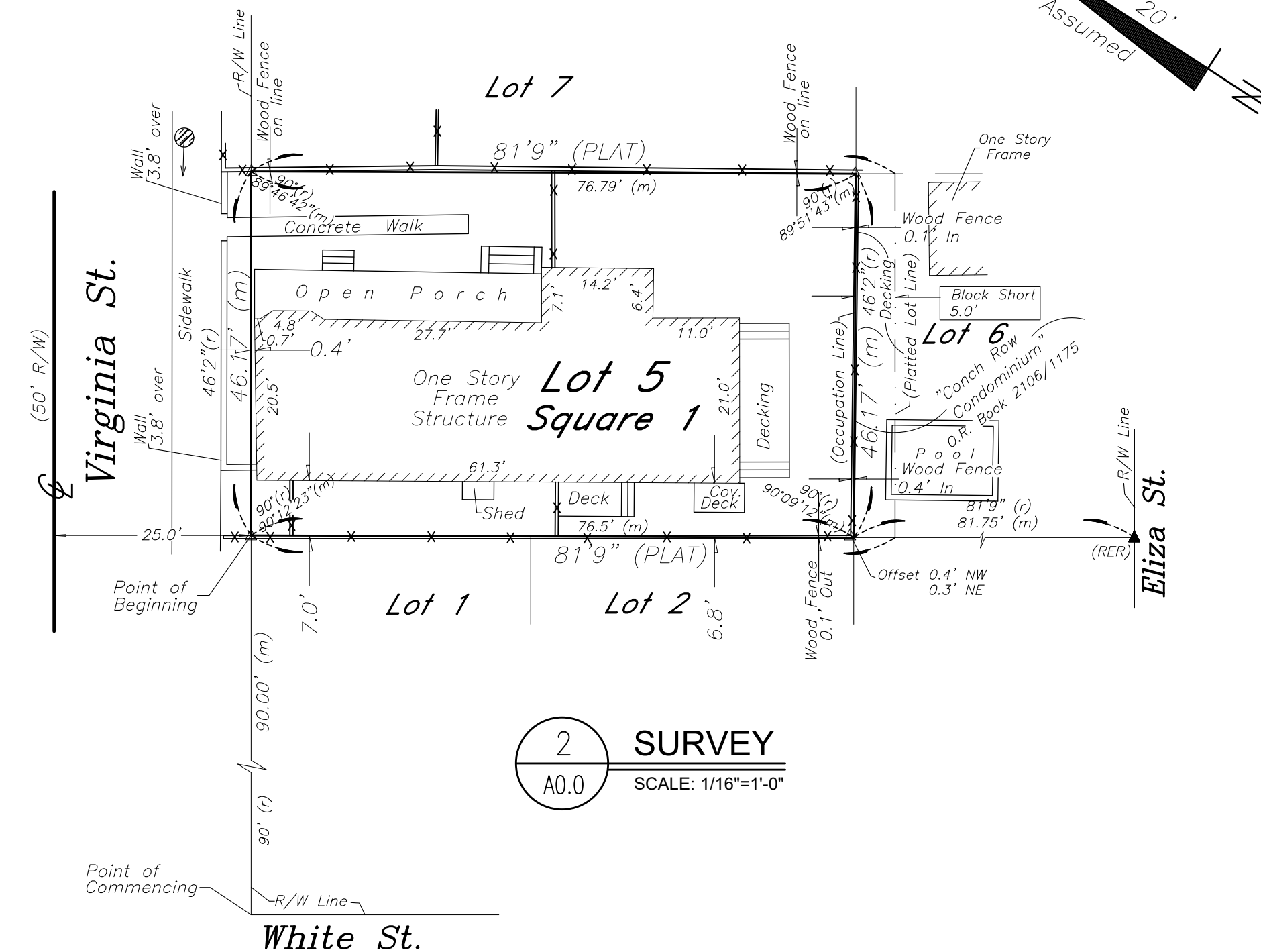
SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
ZONING	HMDR	HMDR	HMDR	N/A
FLOOD ZONE	X	X	X	N/A
SIZE OF SITE	N/A	3,774	UNCHANGED	N/A
FRONT SETBACK	10'-0"	0'-5"	UNCHANGED	N/A
SIDE SETBACK A	5'-0"	6'-10"	UNCHANGED	N/A
SIDE SETBACK B	5'-0"	12'-0"	UNCHANGED	N/A
STREET SIDE SETBACK	7.5'-0"	N/A	N/A	N/A
REAR SETBACK	15'-0"	19'-3"	15'-0"	N/A
BUILDING COVERAGE	40%	42%	39%	NO
IMPERVIOUS SURFACE	60%	44%	41%	NO
OPEN SPACE/LANDSCAPING	35%	51%	45%	NO



1 PROPOSED PROJECT AREA  
A0.0 SCALE: 1/4"=1'-0"

DEMO EXISTING NON-CONTRIBUTING  
GABLE STRUCTURE AND DECKS

Boundary Survey Map of Lot 5, Square 1,  
Tract 14, Island of Key West



2 SURVEY  
A0.0 SCALE: 1/16"=1'-0"

SITE LOC.



DATE	REV.	SET DESCRIPTION	FOR HARC REVIEW
10/24/22	1		

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT  
#AR98525



1208 VIRGINIA RENOVATIONS

1208 VIRGINIA  
KEY WEST, FL 33040

SHEET TITLE COVER SHEET



PROJECT NO. 1208-22

DRAWN BY: BH  
APPROVED BY: EHP



**EXISTING ELEVATION VIEWS**



1 FRONT ELEVATION  
A1.0 SCALE: 1/4"=1'-0"

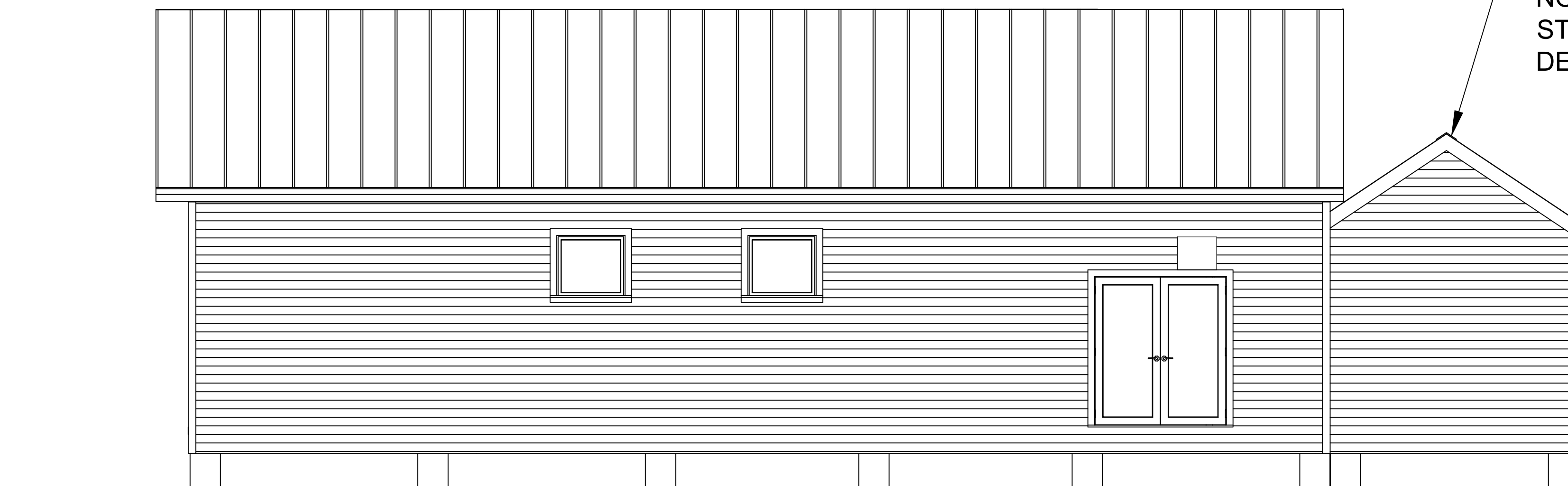
NON-CONTRIBUTING  
STRUCTURE TO BE  
DEMOLISHED



2 EAST SIDE ELEVATION  
A1.0 SCALE: 1/4"=1'-0"



3 REAR ELEVATION  
A1.0 SCALE: 1/4"=1'-0"



4 WEST SIDE ELEVATION  
A1.0 SCALE: 1/4"=1'-0"

NON-CONTRIBUTING  
STRUCTURE TO BE  
DEMOLISHED

DATE	REV. SET/DESCRIPTION
9/21/22	1 FOR REVIEW

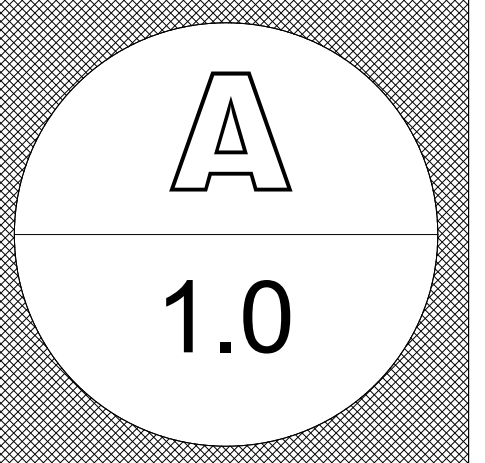
SEAL:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK.  
ERICA HELEN POOLE - ARCHITECT  
#AR98525



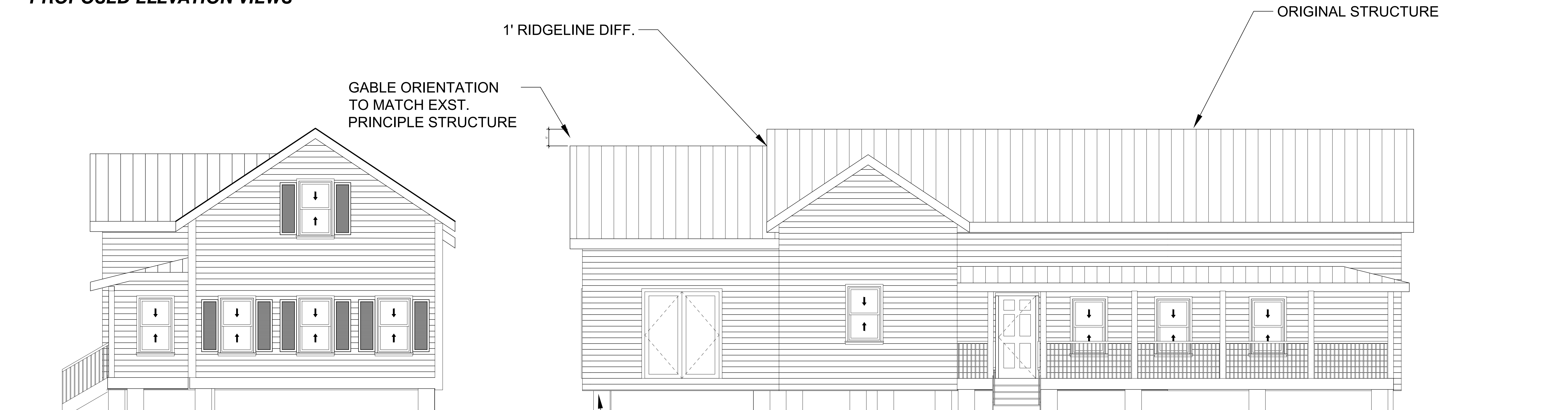
**1208 VIRGINIA RENOVATIONS**  
1208 VIRGINIA  
KEY WEST, FL 33040

SHEET TITLE  
**ELEVATIONS 1**



PROJECT NO. 1208-22  
DRAWN BY: BH  
APPROVED BY: EHP

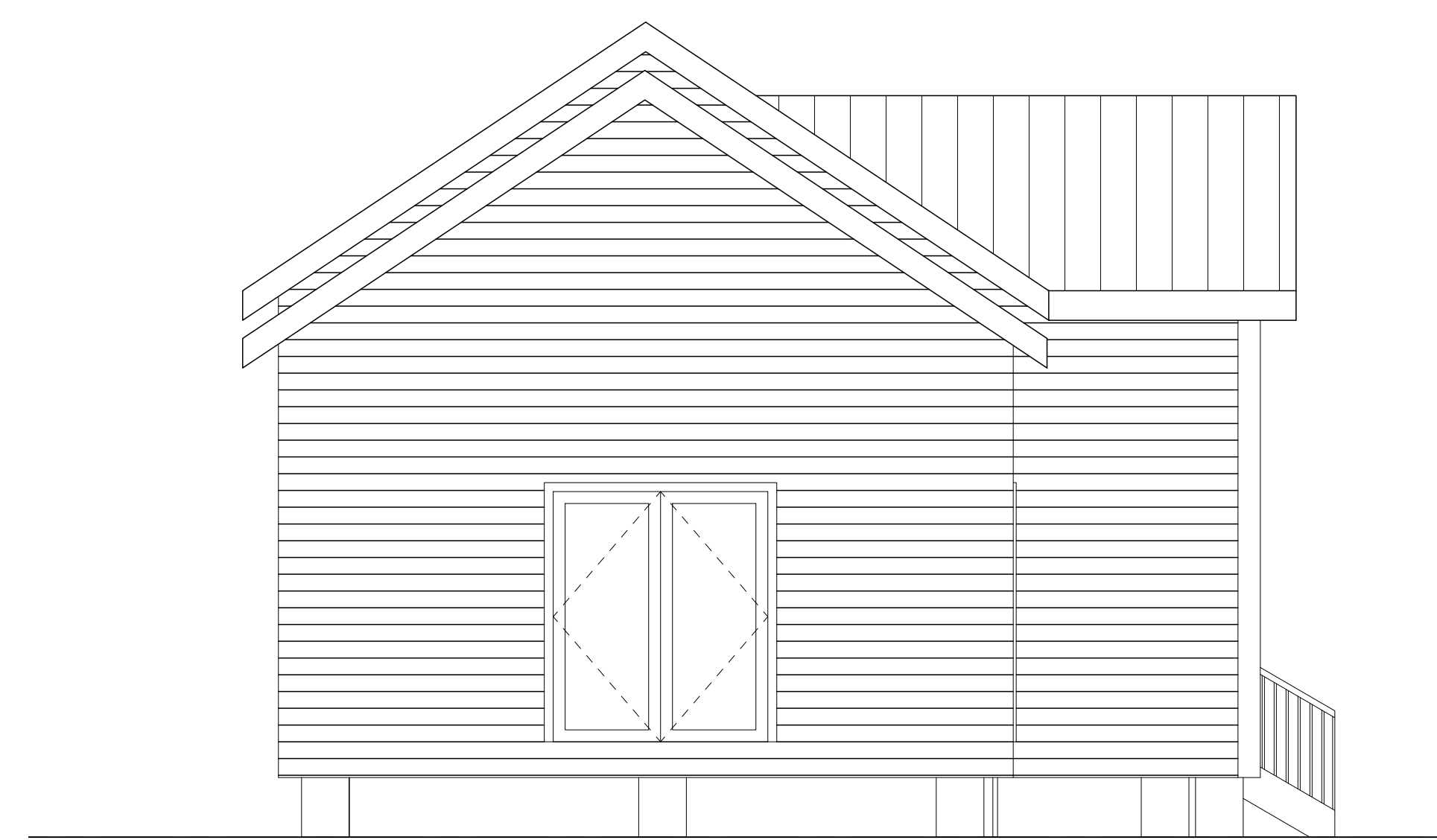
**PROPOSED ELEVATION VIEWS**



1 FRONT ELEVATION  
A2.0 SCALE: 1/4"=1'-0"

2 EAST SIDE ELEVATION  
A2.0 SCALE: 1/4"=1'-0"

ADDITION TO BE EXTENDED 4'-8" IN COMPLIANCE WITH REAR SETBACK (15') AND LOT COVERAGE REQUIREMENTS



3 REAR ELEVATION  
A2.0 SCALE: 1/4"=1'-0"



4 WEST SIDE ELEVATION  
A2.0 SCALE: 1/4"=1'-0"

DATE	REV. SET/DESCRIPTION	FOR REVIEW
9/21/22	1	

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

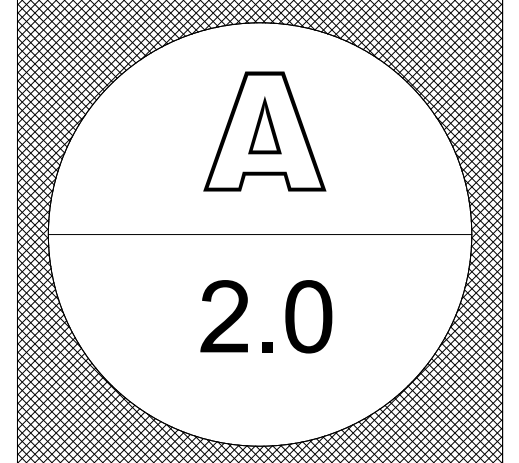
ERICA HELEN POOLE - ARCHITECT  
#AR98525



LAKEWOOD ENGINEERING  
1211 WATSON ST.  
KEY WEST, FL 33040  
305-890-6284

**1208 VIRGINIA RENOVATIONS**  
1208 VIRGINIA  
KEY WEST, FL 33040

SHEET TITLE  
**ELEVATIONS 2**

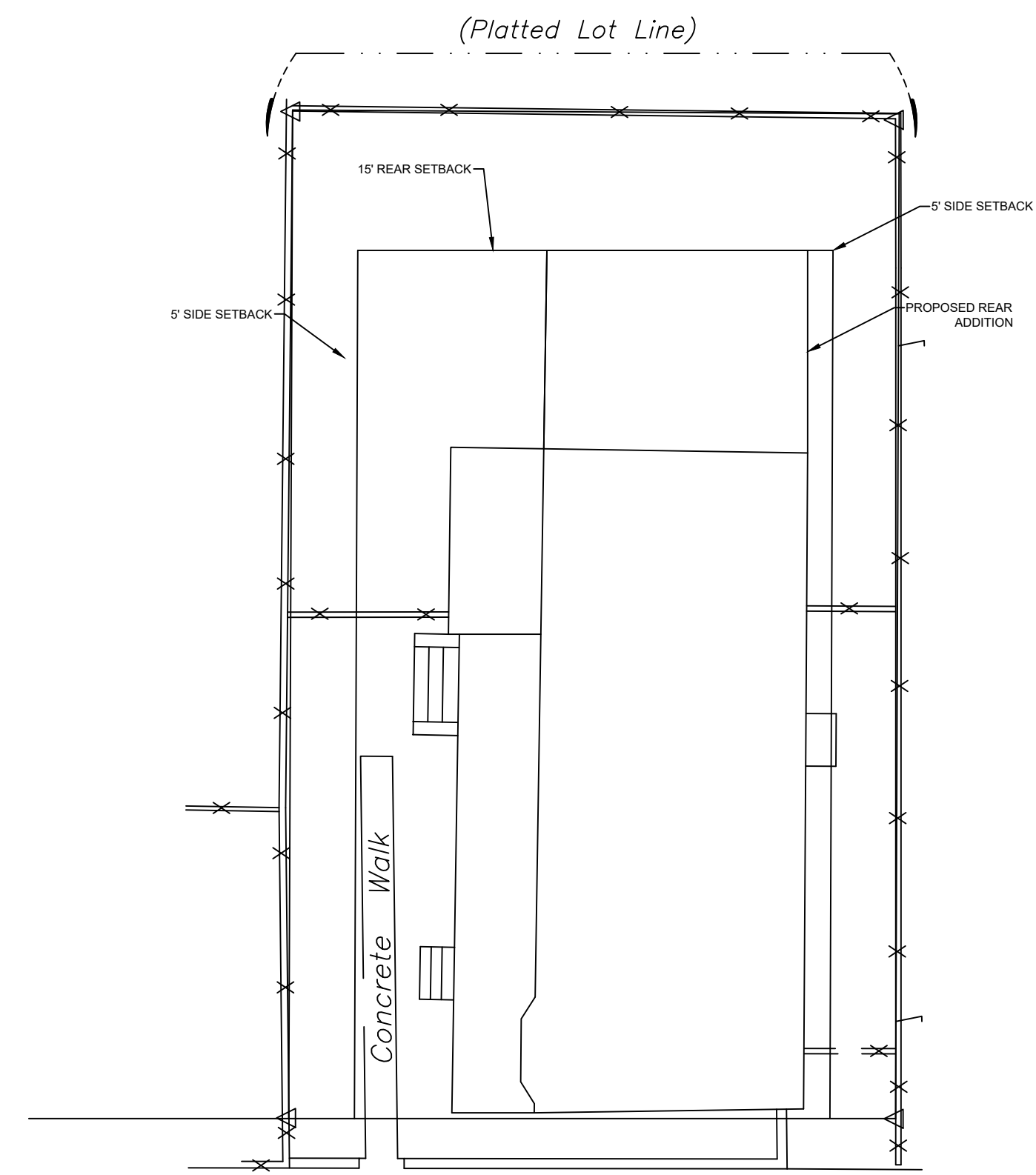


PROJECT NO. 1208-22  
DRAWN BY: BH  
APPROVED BY: EHP





1 SIDE ELEVATION  
A3.0 SCALE: N/A



3.8' over  
Wall

Virginia St.

2 PROPOSED SITE PLAN  
A3.0 SCALE: N/A

DATE	REV. SET/DESCRIPTION	FOR REVIEW
9/21/22	1	

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK  
ERICA HELEN POOLE - ARCHITECT  
#AR98525



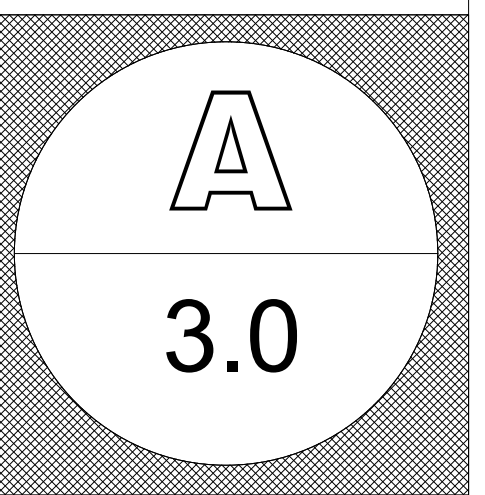
SANDBAR DESIGN STUDIO  
29193 CAMELLIA LANE  
BIRD PINE KEY, FL 33043  
WWW.SANDBARDESIGNSTUDIO.COM  
847908584



LAKEWOOD ENGINEERING  
DESIGN & CONSTRUCTION SERVICES  
LAKEWOOD ENGINEERING  
1211 WATSON ST.  
KEY WEST, FL 33040  
305-890-6284

1208 VIRGINIA RENOVATIONS  
1208 VIRGINIA  
KEY WEST, FL 33040

SHEET TITLE  
ELEVATIONS 3



PROJECT NO. 1208-22  
DRAWN BY: BH  
APPROVED BY: EHP



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE AND REPLACEMENT OF REAR ADDITION WITH ONE-STORY STRUCTURE. DEMOLITION OF REAR ADDITION AND REMOVAL OF REAR AND SIDE DECKS.**

**#1208 VIRGINIA STREET**

**Applicant – Robert Hulec    Application #H2022-0046**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00033940-000000  
 Account# 1034843  
 Property ID 1034843  
 Millage Group 10KW  
 Location 1208 VIRGINIA St, KEY WEST  
 Address  
 Legal KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14 G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08 OR3036-1085 OR3159-0831  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property MULTI-FAMILY DUPLEX (0802)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

[RING JONATHAN](#)  
 1075 Duval St  
 Ste C21  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$251,815	\$225,679	\$176,313	\$181,351
+ Market Misc Value	\$904	\$904	\$904	\$904
+ Market Land Value	\$426,575	\$340,085	\$354,360	\$351,001
= Just Market Value	\$679,294	\$566,668	\$531,577	\$533,256
= Total Assessed Value	\$623,335	\$566,668	\$531,577	\$533,256
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$679,294	\$566,668	\$531,577	\$533,256

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,774.00	Square Foot	0	0

**Buildings**

Building ID 2695	Exterior Walls ABOVE AVERAGE WOOD
Style 2 STORY ELEV FOUNDATION	Year Built 1928
Building Type M.F. - R2 / R2	EffectiveYearBuilt 2006
Gross Sq Ft 2451	Foundation CONC BLOCK
Finished Sq Ft 1329	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type SFT/HD WD
Perimeter 176	Heating Type
Functional Obs 0	Bedrooms 3
Economic Obs 0	Full Bathrooms 2
Depreciation % 22	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 500
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	760	0	116
FLA	FLOOR LIV AREA	1,329	1,329	176
OPU	OP PR UNFIN LL	146	0	74
OPF	OP PRCH FIN LL	216	0	84
<b>TOTAL</b>		<b>2,451</b>	<b>1,329</b>	<b>450</b>



**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1927	1928	1	31 SF	4
CONC PATIO	1964	1965	1	90 SF	2
LC UTIL BLDG	1981	1982	1	70 SF	1
WALL AIR COND	1984	1985	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/7/2022	\$835,000	Warranty Deed	2364657	3159	0831	01 - Qualified	Improved		
7/29/2020	\$100	Quit Claim Deed	2276408	3036	1085	30 - Unqualified	Improved		
9/1/1986	\$105,000	Warranty Deed		988	2149	Q - Qualified	Improved		
8/1/1983	\$67,500	Warranty Deed		890	439	Q - Qualified	Improved		
2/1/1973	\$14,200	Conversion Code		539	489	Q - Qualified	Improved		

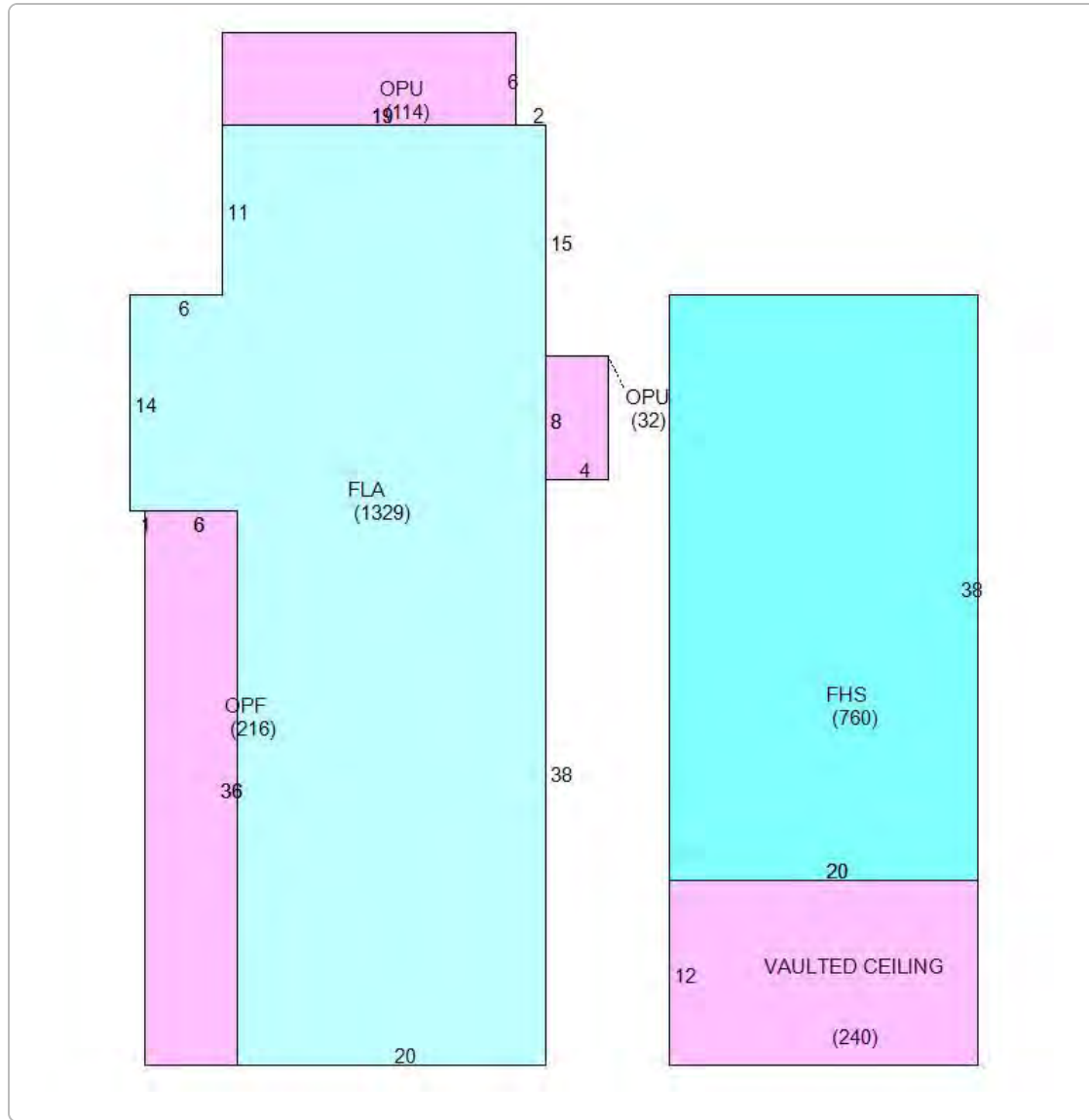
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1182	6/3/2022		\$18,000	Residential	Labor and disposal to selective remove Interior wall. Labor and disposal to selective remove Interior wall, Ceiling surfaces to expose the structure for observation, exploration of structural framing, support members. **NOC required**
12-2948	8/14/2012	12/12/2013	\$600	Residential	REPLACE 100 AMP / 240 VOLT FUSE PANEL WITH OUTDOOR R.T. 100 AMP / 240 VOLT BREAKER PANEL.
10-0139	1/22/2010	7/15/2010	\$5,881	Residential	INSTALL 300SF VICTORIAN METAL SHINGLES & 300SF OF VCRIMP ROOFING

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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